

Visit us

www.kingslandcommons.com

KINGSLAND COMMONS

WHERE HILL COUNTRY ROOTS
MEET ELEVATED LIVING

Tucked in the Highland Lakes region, Kingsland Commons is more than a development—it's a vision for living well. From curated shops and dining to timeless homes and natural gathering spaces, this is Hill Country reimagined.

HILL COUNTRY
LAND DEVELOPMENT GROUP LLC
Bringing Investors and Real Estate Together

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LANDMASTERS
REAL ESTATE

WELCOME TO KINGSLAND COMMONS

Where community roots run deep, and every day holds new possibilities.

Nestled just off the shores of Lake LBJ, **Kingsland Commons** is a thoughtfully planned destination designed to honor the character of the Texas Hill Country while inviting growth, connection, and inspired living. Here, the natural beauty of native oaks and rolling terrain meets a vibrant vision for modern-day life—one where you can work, play, shop, gather, and live, all within a walkable, multigenerational neighborhood.

More than just a development, **Kingsland Commons is positioned to become the town square Kingsland has never had**—a central gathering place where neighbors meet, stories are shared, and the pulse of the community comes to life.

Wander tree-lined paths that lead to eclectic boutiques, locally owned restaurants, and charming courtyards. Bring the kids to the splash pad or playground while enjoying a coffee in the shade. Savor live music echoing from the amphitheater or pick up fresh produce at the seasonal farmer's market. Whether you're here for a weekend stay or a lifetime, Kingsland Commons was designed with one thing in mind—**a life well lived.**

Welcome to a community built for memories.

Welcome to **Kingsland Commons.**



"Every town deserves a heart— this is ours."



WHAT DO YOU KNOW ABOUT US?

At **Kingsland Commons,** we believe great places don't just happen —they're thoughtfully designed with purpose, vision, and heart. **Now offering pad sites for sale to select builders and developers,** our community is the result of decades of experience in planning, land development, and placemaking. United by a shared mission, we're creating a destination that feels timeless, connected, and deeply personal—offering you the opportunity to bring your vision to life within it.

We're proud to bring this vision to life in the heart of Kingsland—where rolling hills meet river valleys, where small-town charm is part of everyday life, and where new growth can thrive without sacrificing character.

From preserving heritage oak trees and honoring local history to curating an inviting mix of homes, shops, and shared spaces, **our focus is on people—how they live, gather, and experience the places they call home.**

Kingsland Commons reflects a promise:
To design with intention.
To build with integrity.
To grow with the community.
This isn't just development—it's a legacy in the making.





OUR COMMUNITY

A Walkable Hill Country Destination

Thoughtfully designed with wide, paved trails that accommodate walkers, bikers, and golf carts, Kingsland Commons makes exploration effortless. Stroll between shops, ride to the park, or cruise to dinner—every corner of this community is connected, accessible, and built for everyday enjoyment.

A Hub for Culture, Commerce & Community

Retail and dining spaces will feature a curated blend of well-known brands and beloved local businesses, offering something for every taste. With developers installing electricity, water, and high-speed internet from the start, businesses and residents will enjoy seamless access to modern infrastructure—all in a district where community spaces and parks are professionally maintained year-round.

Rooted in Nature, Built for Connection

Winding trails under heritage oaks lead to a vibrant central park and open gathering spaces, thoughtfully maintained by the district for long-term beauty and function. Whether catching a live performance at the amphitheater, shopping at the farmers market, or simply enjoying sunset views—life here flows with ease and intention.

Multi-Generational Living & Lifestyle

With a mix of multifamily, townhome, and single-family options, the community supports living at every stage of life. Parks, splash pads, a playground, and a beautifully designed amphitheater create inclusive spaces where neighbors of all ages can relax, play, and connect through shared experiences.

OUR LOCATION

Located at the northeast corner of RM 1431 and 2342, **Kingsland Commons** is perfectly placed to offer the best of both worlds—peaceful Hill Country living with effortless access to recreation, retail, and urban convenience.

Nestled in the heart of the **Highland Lakes region**, Kingsland is surrounded by sparkling waters, rolling hills, and the kind of natural beauty that draws people in—and makes them never want to leave. From Lake LBJ to the Llano and Colorado Rivers, the area offers year-round adventure for boaters, kayakers, anglers, and anyone who appreciates the great outdoors.

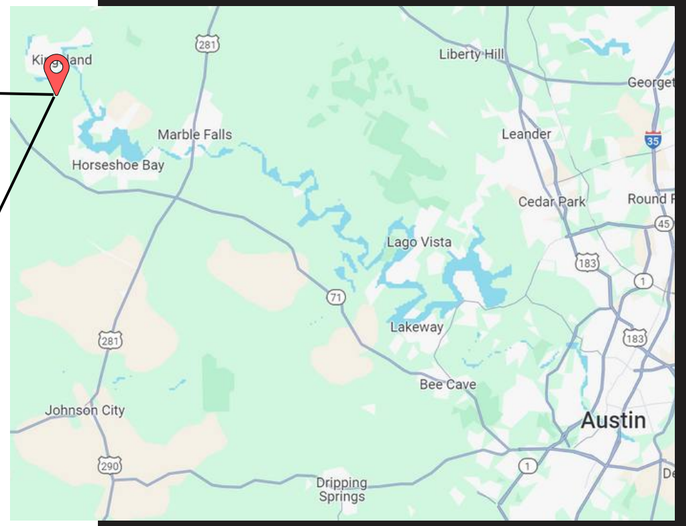
Just west of Austin, **Kingsland is one of Texas' best-kept secrets—a town full of charm, character, and opportunity.** With beloved local landmarks like The Slab, Legends Golf Course, and Hooper's, Kingsland Commons is more than a development—it's your chance to be part of something special.

Whether you're a builder, a business owner, or a future resident, **Kingsland Commons is where community begins**. The future of Kingsland is being shaped right here. Come be a part of it.

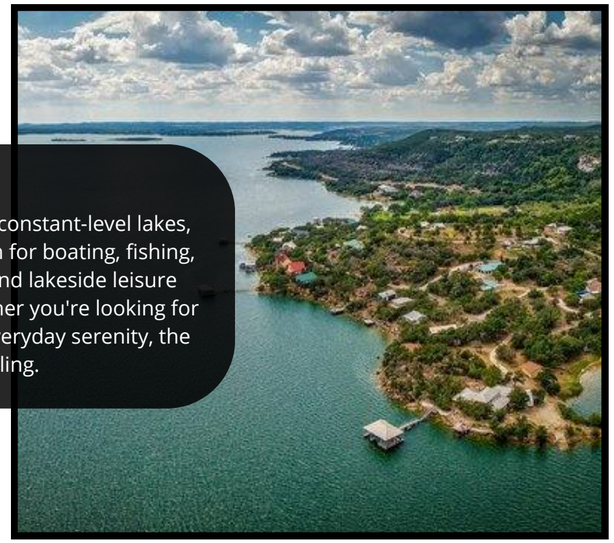






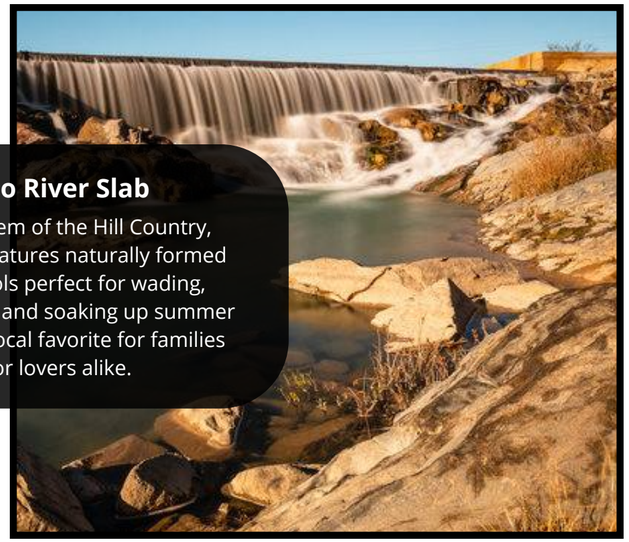


NEARBY AMENITIES



Lake LBJ

One of Texas’ few constant-level lakes, Lake LBJ is a haven for boating, fishing, paddleboarding, and lakeside leisure year-round. Whether you're looking for weekend fun or everyday serenity, the water is always calling.



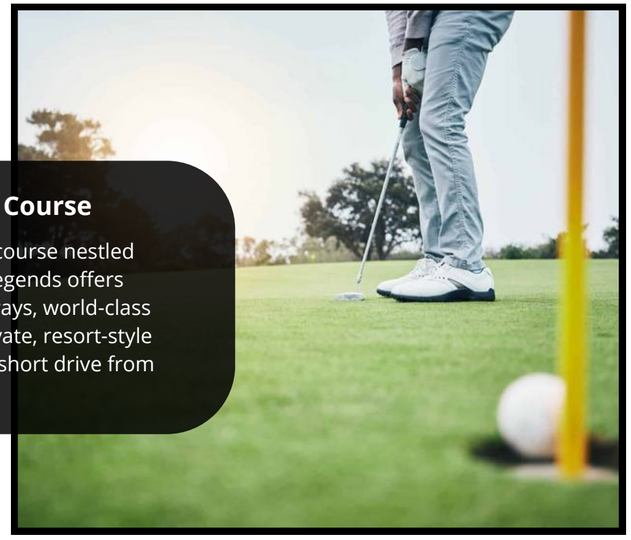
The Llano River Slab

A hidden gem of the Hill Country, The Slab features naturally formed granite pools perfect for wading, swimming, and soaking up summer sun. It's a local favorite for families and outdoor lovers alike.



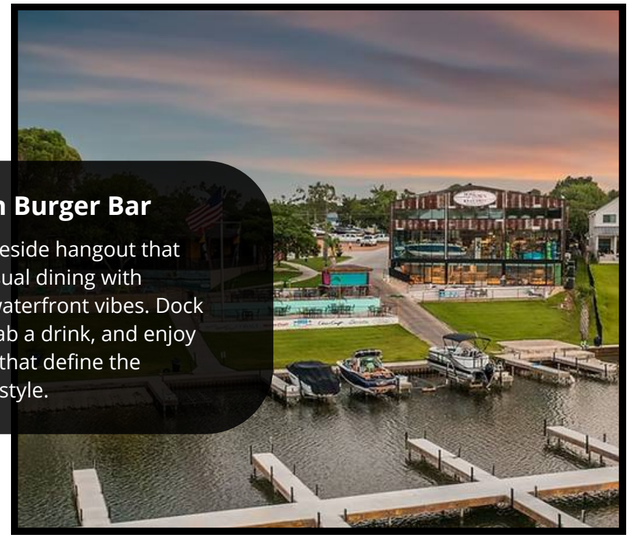
Hooper’s

Did you know Kingsland is home to one of horror film history’s most iconic locations? Hooper’s is the original house featured in The Texas Chainsaw Massacre (1974)—now fully restored and reimagined as a charming restaurant and bar.



Legends Golf Course

A championship course nestled along Lake LBJ, Legends offers picturesque fairways, world-class design, and a private, resort-style feel—all within a short drive from your doorstep.

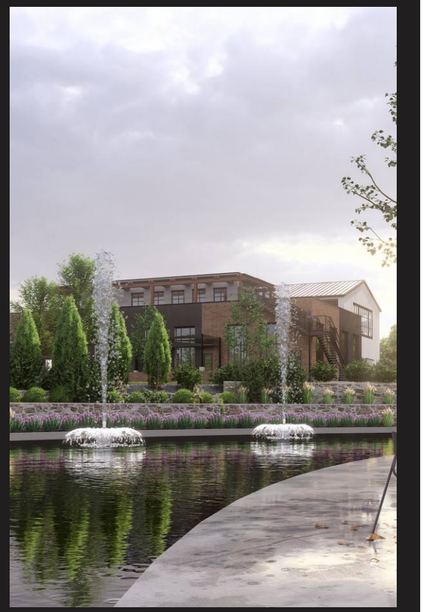


Boat Town Burger Bar

A beloved lakeside hangout that combines casual dining with unmatched waterfront vibes. Dock your boat, grab a drink, and enjoy sunset views that define the Kingsland lifestyle.

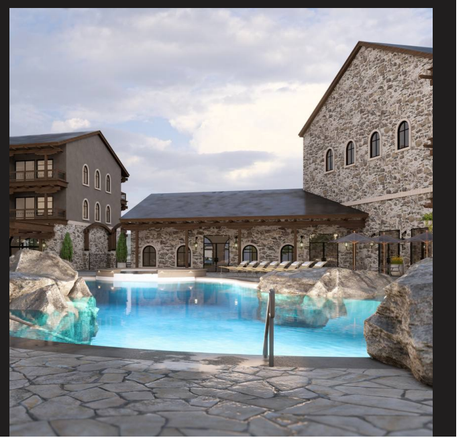








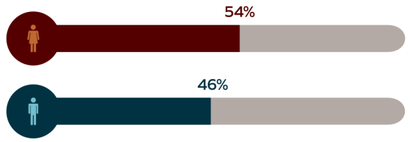




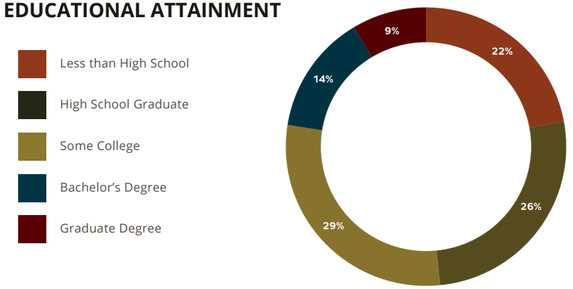
DEMOGRAPHIC SNAPSHOT

POPULATION

Kingsland Population: 7,336

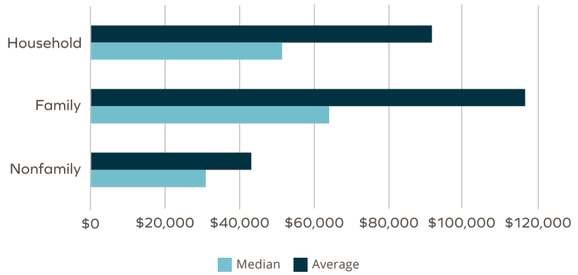


EDUCATIONAL ATTAINMENT



INCOME

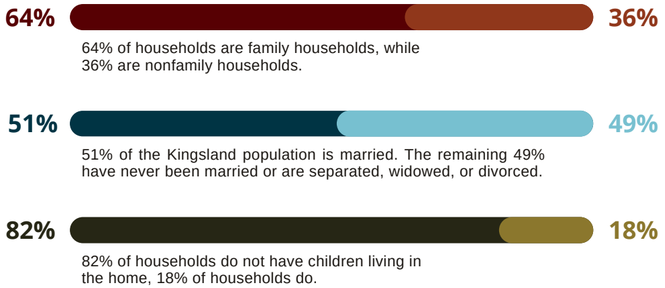
38% of Kingsland has an income of $75,000+. 25% have an income of $100,000+.



PRINCIPAL BUSINESS SECTORS



FAMILY STRUCTURE



HOUSING

Kingsland has 4,155 housing units. 2,826 of those units are occupied.











COMMERCIAL

RETAIL | RESTAURANTS | OFFICES

Set within a high-visibility corridor just off RM 1431, the commercial district at **Kingsland Commons offers a rare opportunity for businesses to secure pad sites ready for custom development**—becoming part of a walkable, high-traffic lifestyle destination anchored by strong community engagement and long-term growth potential.

Designed for versatility and sustained appeal, the district master plan envisions a dynamic mix of **nationally recognized retailers, boutique shops, health and wellness spaces, entertainment venues, beloved local dining concepts, offices, and child care centers.** Each plot is thoughtfully integrated into the community's flow, encouraging organic exploration—whether it's for morning coffee, lunch with friends, or browsing for something special. These sites provide the flexibility to build around the daily rhythms and weekend experiences of a thriving, connected community.

Opportunity at Kingsland Commons

- **High Foot Traffic** from surrounding residential, hospitality, and recreational zones
- **Built-In Customer Base** from multifamily, townhome, and single-family homes on-site
- **Flexible Leasing Opportunities** for shops, restaurants, offices, services, and specialty concepts
- **Utility Infrastructure Installed by Developers** – including electricity, water, and high-speed internet
- **Fully Maintained Common Areas & Parks** managed by the district for long-term upkeep and appeal

Whether you're opening a flagship storefront, launching a local eatery, or expanding your brand in the Hill Country market, Kingsland Commons offers a turnkey opportunity to grow within a community designed for lasting success.





COMMERCIAL

RETAIL | RESTAURANTS | OFFICES

A Walkable Town Square, Just Steps from Home

At **Kingsland Commons,** you don't have to go far to find what you need—or what you love. Designed as the town center Kingsland has always deserved, this thoughtfully curated commercial district blends local charm with everyday convenience, bringing **boutiques, restaurants, health and wellness locations, services, offices, childcare, and gathering spaces** right into the heart of the community.

From early morning coffee runs to sunset dinners on the patio, life here flows effortlessly between errands and indulgence. Whether you're browsing your favorite local shop, dining with friends, or strolling with a glass of wine during a weekend festival, the experience is walkable, social, and full of personality.

What to Expect:

- A mix of national brands and locally owned businesses
- Walkable access to shops, cafés, offices, wellness services, and dining
- Outdoor seating, shaded courtyards, and seasonal markets
- A vibrant setting anchored by the central park and amphitheater
- Trails and golf cart paths that make getting around easy and fun

Built for a Connected Lifestyle

With new homes, a boutique hotel, a centralized park, and recreational spaces surrounding the commercial district, Kingsland Commons is more than just a place to shop or dine—it's a place to be. A place where people meet up after work, gather on the lawn for live music, or grab groceries without ever leaving the neighborhood.
Whether you're a weekend visitor, a full-time resident, or just passing through—Kingsland Commons welcomes you to slow down, stay awhile, and savor something new.

RESIDENTIAL

MULTIFAMILY | TOWNHOMES | SINGLE FAMILY

A Ready-to-Build Opportunity in a Hidden Gem of the Hill Country

Kingsland Commons offers residential developers a rare opportunity to purchase pad sites within a master-planned, utility-ready community in one of the fastest-growing lifestyle destinations west of Austin. Located in the heart of the Highland Lakes region, this 50-acre development is designed to meet the rising demand for diverse housing options—blending small-town charm with modern infrastructure and everyday convenience.

Positioned just off RM 1431 and 2342, Kingsland Commons is poised to become the town square Kingsland has long needed—creating the ideal environment for new residential builds surrounded by trails, parks, retail, offices, dining, and year-round recreation. Each homesite offers developers the flexibility to design around a walkable, connected community that enhances both daily living and long-term value.

Why Build at Kingsland Commons?

- **All Utilities Installed by Developer:** Electric, water, and high-speed internet
- **Paved, golf cart-friendly trail** system connects homes to shops, restaurants, offices, and recreation
- **Parks, green spaces**, and common areas fully maintained by the district
- **Year-round demand** from families, retirees, and second-home buyers drawn to the Highland Lakes
- **Proximity to** Lake LBJ, Legends Golf Course, and only 66 miles to Austin

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Flexible Product Mix for Maximum ROI:

- **Multifamily Sites | 80 - 160 units –**
  Attractive for investors targeting renters or build-to-rent models
- **Townhome Parcels |30 - 60 units –**
  Low-maintenance living options for retirees, first-time buyers, and weekenders
- **Single-Family Lots | 30 - 60 units –**
  Traditional homesites for long-term residents seeking space and connection





RESIDENTIAL

MULTIFAMILY | TOWNHOMES | SINGLE FAMILY



Live Where You Love. Stay for What You Find.

At Kingsland Commons, home isn’t just a place—it’s a feeling. Whether you're just starting out, raising a family, or settling into your forever home, this community offers thoughtfully designed living options that cater to every lifestyle.

From modern multifamily residences to charming townhomes and spacious single-family homes, each living opportunity is seamlessly integrated into a walkable, amenity-rich neighborhood that’s rooted in Hill Country charm.

Tree-lined streets, trails, parks, and gathering spaces create a strong sense of community—while local dining, boutique shopping, and on-site events turn every weekend into something special.

At **Kingsland Commons**, you’re not just buying a home—you’re investing in a lifestyle rooted in nature, community, and timeless Texas living.



A Community Ready from the Ground Up

- **All Utilities Installed by the developer**, including electric, water, and high-speed internet
- **District-Maintained Parks and Common Areas** for year-round beauty and upkeep
- **Paved, Golf Cart-Friendly Trails** connecting homes to restaurants, green spaces, and entertainment
- **Flexibility to Own or Rent** depending on lifestyle and phase of life

Designed for Life at Every Stage:

- **Multifamily Residences** – Stylish apartments with easy access to shops, recreation, and community events
- **Townhomes** – Low-maintenance living with elevated design and connected convenience
- **Single-Family Homes** – Classic Texas living with modern finishes, private yards, and neighborhood appeal

RECREATION

PARKS & EVENT SPACE

At the center of **Kingsland Commons** is a vibrant recreational park designed to bring people together—whether it's for everyday play or unforgettable celebrations. This thoughtfully planned space blends natural beauty with family-friendly features, offering something for every generation. Wander shaded walking trails or relax beneath the oaks while kids laugh from the nearby playground. Cool off at the splash pad, browse fresh goods at the seasonal farmer's market, or gather on the great lawn for a picnic or yoga at sunrise.

At the heart of it all is the **amphitheater**—a beautifully integrated event space designed for live music, festivals, theater performances, and community gatherings under the Texas sky. With built-in flexibility, this space becomes whatever the moment calls for—from intimate acoustic sets to large seasonal celebrations.

Highlights Include:

- Centralized park and green spaces
- Amphitheater for live events and performances
- Playground and splash pad for family fun
- Paved trails for walkers, bikers, and golf carts
- Covered seating areas and picnic spots
- Seasonal farmer's markets and local festivals
- Enjoy direct access to the boutique hotel

Whether you're making weekend memories or celebrating community milestones, the recreational heart of Kingsland Commons was designed for connection, celebration, and lasting moments in the outdoors.













HOSPITALITY

BOUTIQUE HOTEL

A Boutique Stay in the Heart of the Hill Country

Tucked into the vibrant core of Kingsland Commons, **the community's boutique hotel brings a refined yet relaxed hospitality experience to the Texas Hill Country.** Blending rustic elegance with modern comfort, this thoughtfully designed retreat offers guests a place to rest, reconnect, and immerse themselves in the charm of small-town living—without sacrificing quality or convenience.

Whether you're visiting for the weekend, hosting out-of-town guests, or attending one of the many festivals or events in the Commons, the hotel is more than just a place to stay—**it's part of the experience.**

Planned Features Include:

- Warm, locally inspired architecture and interior design
- Rooftop terrace for relaxing, dining, or taking in the Hill Country views
- Walkable proximity to shops, trails, restaurants, and entertainment
- Comfortable accommodations with personalized service
- Easy access to community events, festivals, and the amphitheater

Whether it's a weekend escape, a family gathering, or a business retreat, the future boutique hotel at Kingsland Commons will provide an elevated guest experience rooted in hospitality and Hill Country heritage.

It's more than a place to stay—it's part of the story we're building.

OUR CONTACT

Ready to explore opportunities at Kingsland Commons? Whether you're interested in residential space, commercial real estate, or investment details, we’re here to help you take the next step. Contact our development team to learn more about availability, site planning, or to schedule a private tour of the property.



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